



College Road, NORWICH NR2 3JP

welcome to

College Road, NORWICH

Captivating period home offering period features and well balanced accommodation including two comfortable receptions rooms, three bedrooms, bathroom and en suite shower room. Externally benefiting from a mature private garden and located in a prime golden Triangle location viewing is recommended.



Lounge

11' 4" plus bay x 12' max (3.45m plus bay x 3.66m max)
Bay window to front aspect, door to front aspect with fanlight over, cast iron fireplace with wooden surround, wood floor, radiator, door to inner lobby;

Inner Lobby

Door from lounge, wood floor, stairs to first floor landing, door to dining room;

Dining Room

11' 6" x 12' max (3.51m x 3.66m max)
Window to rear aspect, cast iron and tiled fireplace with wooden surround, wood floor, radiator, open to kitchen;

Kitchen

16' x 6' 8" (4.88m x 2.03m)
Window to side aspect, fitted kitchen comprising a range of wall and base units, block wood work surfaces over, inset ceramic sink and drainer, tiled splash back, gas hob, electric oven, plumbing and space for washing machine, space for fridge / freezer, tiled floor, door to side aspect leading to garden, door to bathroom;

Bathroom

Window to rear aspect, suite comprising bath with mixer tap, low level wc, pedestal sink, part tiled walls, tiled floor, radiator.

Landing

Stairs form inner lobby to first floor landing, doors to bedrooms one and three, stairs to bedroom two.

Bedroom One

11' 5" x 12' max (3.48m x 3.66m max)
Window to rear aspect, cast iron fireplace, radiator, door to en suite;

En Suite

Window to rear aspect, suite comprising shower cubicle with mains fed shower, low level wc, vanity sink unit, part tiled walls, tiled floor, radiator.

Bedroom Three

8' 7" plus recess x 12' max (2.62m plus recess x 3.66m max)
Window to front aspect, wood floor, over stairs cupboard, radiator.

Bedroom Two

11' 3" x 10' (3.43m x 3.05m)
Double glazed window to rear aspect, laminate flooring, eaves storage, electric radiator.

External

The property is approached via a harlequin tiled pathway leading to the front door. To the rear there is a mature garden laid to lawn with established shrubs and planting. The garden offers a rear access gate leading to an access road.



Total floor area 93.3 m² (1,004 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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College Road, NORWICH

- PERIOD BAY FRONTED TERRACED HOME
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- GROUND FLOOR BATHROOM / FIRST FLOOR EN SUITE
- PERIOD FEATURES

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106749 - 0002

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